

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 117 WINDING LA

Map ID: 123650045

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current Owner

GUERCI CYNTHIA B

117 WINDING LANE

SPRINGFIELD

MA 01118

General Information

Living Units 1
 Neighborhood 1341
 Alternate Id
 Vol/Pg
 District COS
 Zoning R1
 Class RESIDENTIAL



Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	15,000			57,000
Total Acres: 0.3444				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
2010-05-05	10079632760	OTHER	INSTALL GLASS SLIDER IN LIVING ROOM	NC

Assessment Information

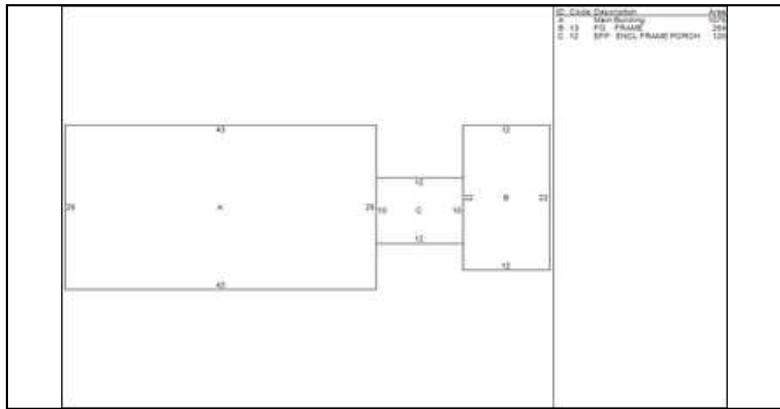
	Assessed	Appraised	Cost	Income	Market
Land	57,000	57,000	57,000	0	57,000
Building	100,600	103,700	95,900	0	103,700
Total	157,600	160,700	152,900	0	160,700

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-06-14	164,900	LAND + BLDG	19870/148	GUERCI CYNTHIA B	SBALBI DINO E & ELLEN L

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Dwelling Information			
Style	RANCH	Year Built	1954
Story height	1.00	Eff Year Built	0
Attic	NONE	Ground Floor Area	1,075
Exterior Walls	FRAME	Amenities	
Masonry		Total Living Area	1,075
Trim			
Color	RED		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	A/C	Stacks	1
Fuel Type	OIL	Openings	1
System Type	WARM AIR	Pre-Fab	0
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	0	Half Baths	0
Kitchens		Extra Fixtures	0
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	YES	Bath Remod	NO
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C+	Market Adj	0.00
Condition	GOOD	Functional	
CDU	GOOD	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
103800026	2014-04-03	124,000	936	3	1956	C	
123650045	2013-06-14	164,900	1,075	3	1954	C+	
048800136	2013-07-31	166,000	1,112	3	1955	C	
028450012	2013-11-14	156,000	1,173	3	1954	C	
053340034	2014-07-07	195,000	1,156	3	1956	C	